

3.1 Acres/1.3 Hectares
AWW Facility (14,400 sq. ft./1,338 sq. meter facility)

Site 35



3.1 acres/1.3 hectares

US 183 is 2.1 miles/3.4 km east

Utilities

14,400 sq. ft./1,338 sq. meter facility

Light Industrial – warehouse,
manufacturing, distribution

Mr. Roy Beard
Vara Properties
P. O. Box 9528
Austin TX 78766
(512) 244-6666 phone
(512) 244-7906 facs
rbeard@varaproperties.com



City of Leander Economic Development Department ♦ www.leandertx.org ♦ (512) 528-2852

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Leander Economic Development Department as to its accuracy.

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AWW Facility (14,400 sq. ft./1,338 sq. meter facility)

Site 35

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|--|---|---|--|---|
| Property | | | | |
| Total Acreage: 3.1 acres/1.3 hectares | | | Map: MAPSCO Austin 2006 Street Guide, pg. 341, Sec. G | |
| Location | | | | |
| City: Leander | | | County: Williamson | |
| Address/Directions: 13051 FM 2243, Suite A, Leander TX 78641 | | | | |
| Within City Limits: Yes | | | Distance from City Limits: Not Applicable | |
| Distance to US Highways: 2.1 miles/3.4 kilometers | | | Type of Zoning: Light Industrial | |
| Distance to Interstate Highways: 12 miles/19 kilometers | | | | |
| General Site Information | | | | |
| Previous Use of Site: Wood products manufacturing | | General Condition: Excellent | | Dimensions: 350 x 400 feet/107 x 122 meters |
| Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with variable 1 to 5 percent slopes | | | | Shrink/Swell Capacity: Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete |
| Adjoining Acreage Available: No | | Can Site Be Divided: No | | Lot Size: Not Applicable |
| Improvements | | | | |
| Rail Served: No | | Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail | | |
| Proximity to Port(s): Three (3) hours to Port of Houston | | Other Improvements: 14,400 sq. ft./1,338 sq. meter warehouse, distribution and manufacturing facility constructed in 2009 | | |
| Fenced: Yes | | Landscaped: Yes | | |
| Located within an Industrial Park: No | | Type of Business: Light Industrial | | |
| Deed Restriction(s): Speak to Representative | | Covenants: Speak to Representative | | |
| Utilities | | | | |
| City of Leander Services: Department of Engineering, (512) 528-2700 | | Water - Size of Nearest Line: 8 inches/20.3 cm Pressure: 88 psi/606.7 kilopascal | | Sewer - Size of Nearest Line: Not Applicable, Septic |
| Electric Service: Pedernales Electric Cooperative (PEC) | Phone: (830) 868-6041 | Facs: (512) 268-0328 | | Email: Trista.fugate@peci.com |
| Natural Gas Service: ATMOS Energy, (512) 310-3810 | Size of Nearest Line: 3 inch/7.6 cm | | Pressure: Intermediate Pressure at Waterfall Avenue in North Creek | |
| Telecommunication Service: AT&T and/or SuddenLink | Phone: (512) 870-4430 and/or (979) 595-2424 | Facs: (512) 870-4475 and/or (979) 595-2445 | | Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com |
| Solid Waste Disposal: Clawson Disposal, Inc. | Phone: (512) 259-1709 | Facs: (512) 746-5807 | | Email: clawsondisp@earthlink.net |
| Sales Information | | | | |
| Contact: Mr. Roy Beard | Phone: (512) 244-6666 | Facs: (512) 244-7906 | Email: rbeard@varaproperties.com | Web Site: www.varaproperties.com |
| Sales Price: Not Applicable | | Lease Price: \$0.45 per sq. ft./month, NNN | | |
| Comments: The following are attributes of this property and the facility. Clear-span with ceiling heights 18 ft./5.5 meter eaves and a 24 ft./7.3 meter peak. Outside storage is available. Automatic fire sprinkler system, roof exhausts. There are two 12 ft./3.6 m x 14 ft./4.3 m dock high doors and three 12 ft./3.6 m x 14 ft./4.3 m grade level doors. Electric service includes 1200 amps, 3-phase with 120/240V. | | | | |